



REVISED APPLICATION ACCEPTED: May 16, 2014

BOARD OF ZONING APPEALS: October 1, 2014

TIME: 9:00 a.m.

County of Fairfax, Virginia

September 24, 2014

STAFF REPORT

SPECIAL PERMIT SP 2014-MV-069

MOUNT VERNON

APPLICANT: Fauzia Zubair d/b/a FZ Day Care

OWNERS: Mohammad Z. Qadri
Fauzia Zubair

SUBDIVISION: Mt. Vernon Manor Subdivision

STREET ADDRESS: 8632 Gateshead Road, Alexandria 22309

TAX MAP REFERENCE: 101-3 ((20)) (9) 2

LOT SIZE: 15,300 square feet

ZONING DISTRICT: R-2 (Cluster)

ZONING ORDINANCE PROVISIONS: 8-305

SPECIAL PERMIT PROPOSAL: To permit a home child care facility.

STAFF RECOMMENDATION: Staff recommends approval of SP 2014-MV-069 for the home child care facility with adoption of the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five days after the decision becomes final.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

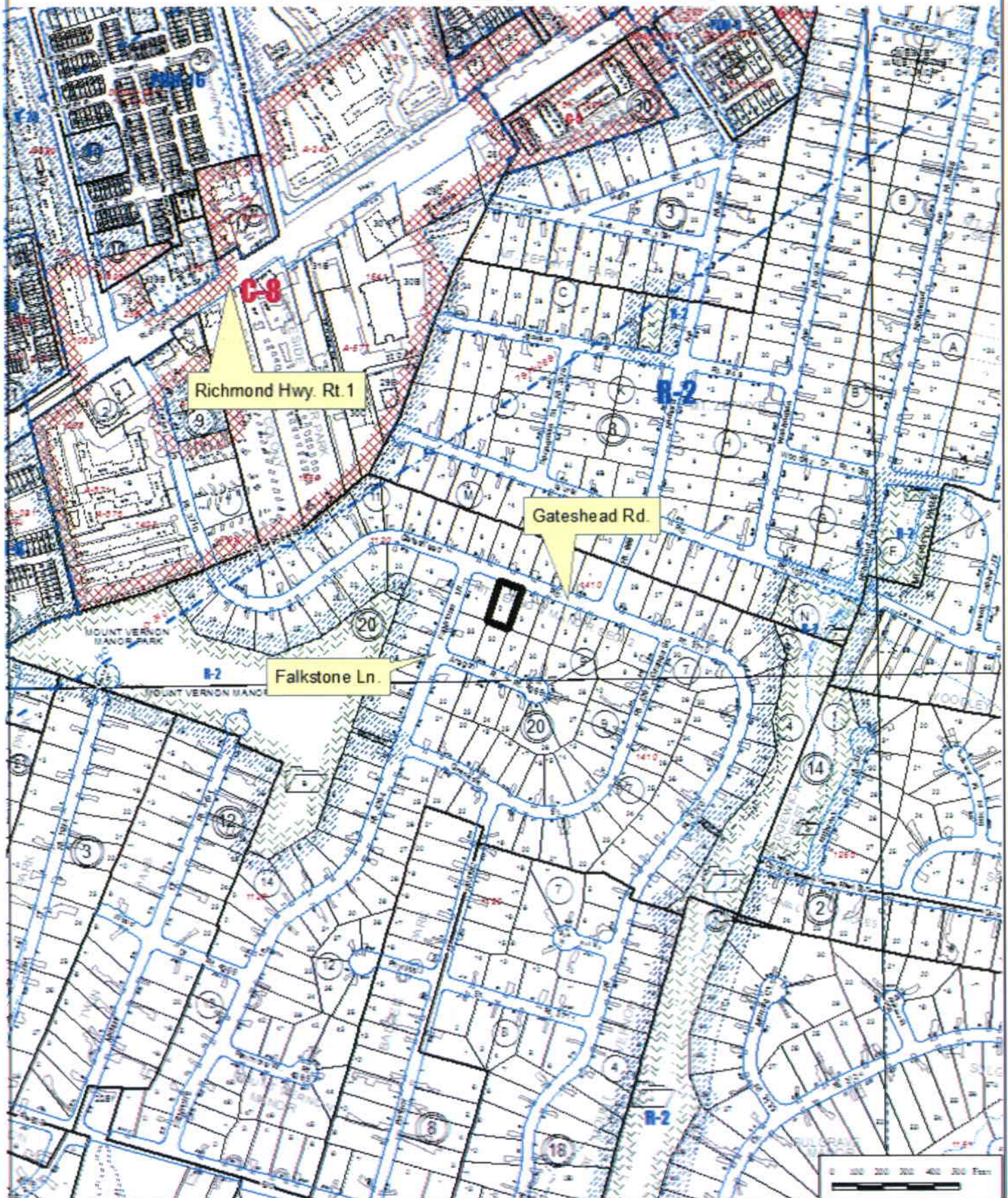
For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505**



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit

SP 2014-MV-069
FAUZIA ZUBAIR FZ DAYCARE



Mohammad Z. Qadri
Fauzia Zubair
8632 Gateshead Road
Alexandria, VA 22309

8632 Gateshead Rd

ALX VA 22309

Page 4 of 4
4 of 4

F.2 Day care

ext side

Name of items

area of items

Play area

$90.00 \times 90.00 = 8100 \text{ SF}$

Wooden Fence

^{R+L}
LENGTH 118.00 (each side) 6.00 H

Wooden Fence

DEPTH 90.00 6.00 H

Wooden Fence + Gate

Left side 14.00 $48''$ Gate (incl)

Wooden Fence + Gate

Right 17.00 $48''$ Gate (incl)

Store

$12' \text{ L} \times 11' \text{ D} \times 8' 4'' \text{ H}$

Screened Porch

$16' \times 16' \times 8' \text{ H}$

Fauzia
5/2/14

Mohammad Z. Qadri
Fauzia Zubair
8632 Gateshead Road
Alexandria, VA 22309

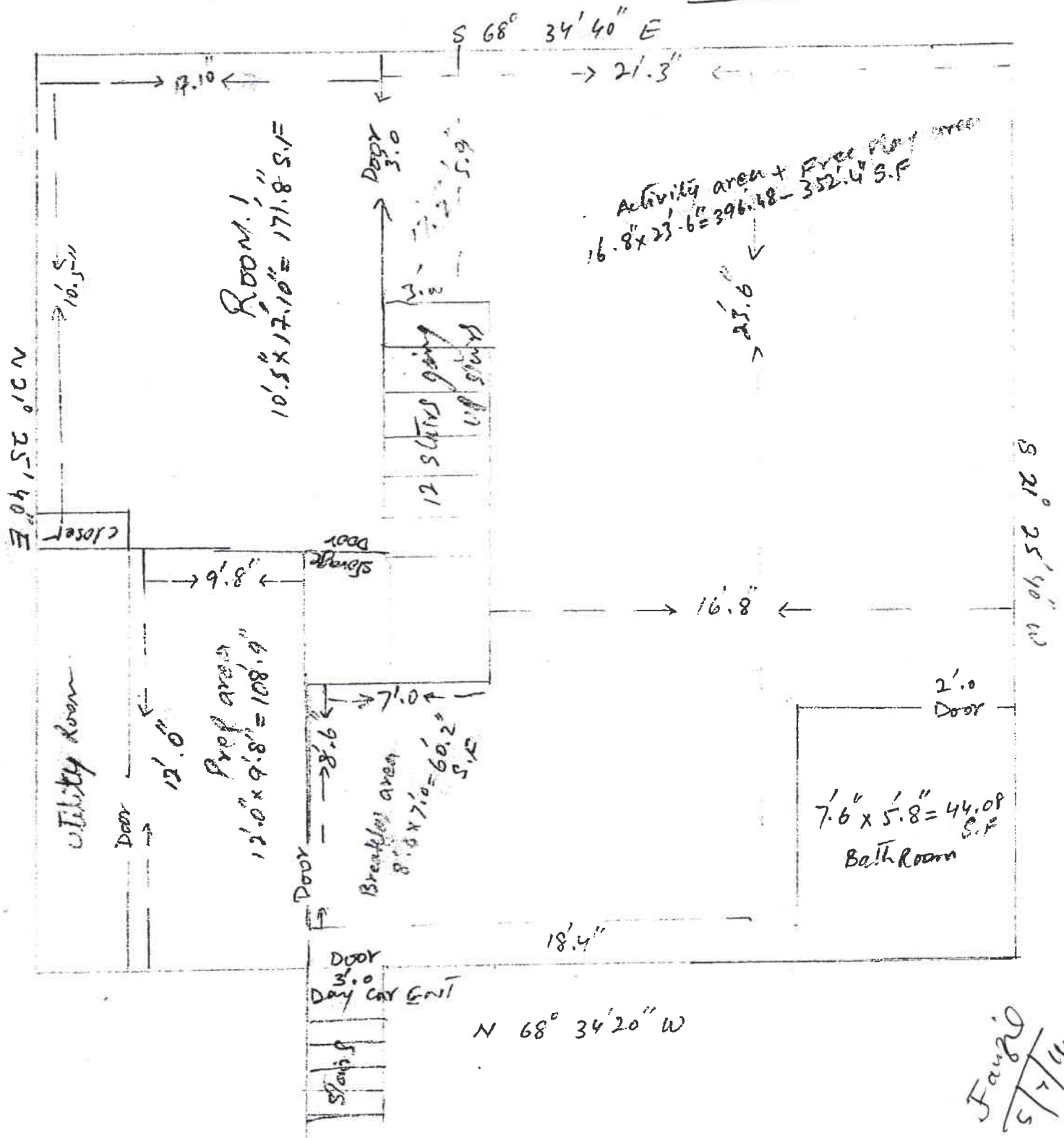
F.2. Day Care

8632. Gateshead Rd
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F.2 Day Care

Day Care in side



Fauzia
5/2/14

Mohammad Z. Qadri
Fauzia Zubair
8632 Gateshead Road
Alexandria, VA 22309

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MAR 06 2014

Zoning Evaluation Division

F.Z DAY CARE



(1)

From Front side



(2)

From Back side

Mohammad Z. Qadri
Fauzia Zubair
8632 Gateshead Road
Alexandria, VA 22309

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MAR 06 2014

Zoning Evaluation Division

F.Z DAY CARE



(3)

From Front RIGHT



(4)

From Front LEFT

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MAR 06 2014
Zoning Evaluation Division

F.Z DAY CARE

Mohammad Z. Qadri
Fauzia Zubair
8632 Gateshead Road
Alexandria, VA 22309



car porch RIGHT side

(5)



Left side Back view

(6)

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F.Z DAY CARE



BACK ENTRANCE

(7)



Kids Activity Room

(8)

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Fauzia Zubair
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F-Z DAY CARE



(9)

Across The street House



(10)

Right side Across The street

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Fauzia Zubair
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F-Z DAY CARE



(11)

Left side Across The street



(12)

Right side Across The street full view

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Fauzia Zubair
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F.Z DAY CARE Zoning Evaluation



(13) NEXT NEIGHBOR Left side from the House.



(14) next door neighbor Right side from the House.

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Fauzia Zubair
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MAR 06 2014

F.Z DAY CARE Zoning Evaluation



(15) Play Ground Equipment



(16) Play ground Equipment.

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Zoning Evaluation Division

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F.Z DAY CARE



Free play area - 1 view.

(17)



Free play area 2 View Bath Room (in view) door

(18)

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Fauzia Zubair
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Alexandria, VA 22309

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F.Z DAY CARE



Baby Room - from ENT

(19)



Baby Room from other side.

(20)

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F.Z DAY CARE



(21)

Breakfast area include pref area ENT.



(22)

Breakfast area.

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Fauzia Zubair
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Zoning Evaluation Division

F.Z DAY CARE



(23)

Right side view And Play Equipment.



(24)
(25)

Play ground Equipment

SPECIAL PERMIT REQUEST

The applicant requests approval of a special permit for a home child care facility for 12 children at any one time within an existing dwelling. A detailed discussion of the request is included on page two.

A copy of the plat titled "Property Report, Lot 2, Section 2, Block 9, Mt. Vernon Manor," prepared by John F. Veatch, Land Surveyor, dated March 23, 2005, as revised by Fauzia Zubair through May 8, 2014, is included at the front of this report.

CHARACTER OF THE SITE AND SURROUNDING AREA

The 15,300 square foot lot is developed with a two story, brick and frame single family dwelling with 2,310 square feet of above grade floor area. The dwelling contains a full basement and a carport. In 1983, a previous owner obtained a building permit to extend the carport and add storage shed (Appendix 4). A building permit for a screened porch attached to the rear of the dwelling was obtained and the porch was constructed in 1989 (Appendix 4). The rear yard is surrounded by a wood fence that is 6 feet in height. A play structure 9 feet in height is located in the southwest corner of the rear yard and is located a sufficient distance from a lot line to be in conformance with the Zoning Ordinance. Ample play area is available in the rear yard for the home child care facility.

An asphalt driveway provides access to the property from Gateshead Road. A concrete walkway leads from the driveway to the front stoop. The property has a driveway that can accommodate approximately three cars, and ample street parking is also available.

As shown in Figure 1 on the following page, the site is surrounded by residential lots, zoned R-2 with cluster subdivision provisions, and developed with single family dwellings.



Figure 1: Lot location

BACKGROUND AND HISTORY

County Records show that the dwelling was constructed in 1968. The applicant purchased the property in April 2005. The applicant operates a home child care facility and holds a current license, which is valid until October 8, 2014, from the Commonwealth of Virginia, Department of Social Services for a Family Day Home with a capacity of twelve children, ages 1 month through 7 years 11 months. Information about the applicant's state license is included as Appendix 5.

County records reflect that there are no similar cases in the vicinity.

DESCRIPTION OF THE APPLICATION

The applicant requests approval of a special permit for a home child care facility for up to 12 children at any one time, to operate between the hours of 7:00 a.m. and 6:00 p.m., Sunday through Saturday. Drop-off and pick-up of children is staggered between these operation hours. Employees include the applicant and two assistants at any one time.

The home child care facility is operated in the basement of the dwelling, which includes: an activity area and free play room, a bath room, a prep area, and a learning room.

Napping occurs in the main activity area that includes the walkout entrance of the basement which provides adequate emergency egress. No napping occurs in the learning room identified as "Room 1" on the floor plan. Parents conduct drop-off and pick-up of children at the rear basement entrance of the dwelling. Staff believes sufficient parking exists in the driveway to accommodate the drop-off and pick-up of children for the home child care use.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: Area IV, Mount Vernon District
Planning Sector: Mount Vernon Community Planning Sector (MV07)
Plan Map: Residential use at 2 dwelling units per acre (du/ac)

Zoning Ordinance Requirements

- General Special Permit Standards (Sect. 8-006)
- Group 3 Uses (Sect. 8-303)
- Additional Standards for Home Child Care Facilities (Sect. 8-305)
- Location Regulations (Sect. 10-103, Par. 6)

This special permit is subject to the sections of the Zoning Ordinance outlined above, a copy of which is included in Appendix 6. Subject to the development conditions, the special permit must meet these standards.

Site Inspection

During the site visit, staff observed that the sleeping area was located in a room that had adequate egress, and a second room identified as Room 1 is used as a play/learning room. The room designated for sleeping is accessed directly via a door to the rear yard which meets fire safety regulations. To ensure that children are sleeping in the room with safe emergency egress, a development condition has been included to prohibit Room 1 from being used as a nap room. No other items were observed that would violate the Zoning Ordinance or health and safety regulations.

CONCLUSION

Staff believes that the subject application is in conformance with the applicable Zoning Ordinance provisions with the adoption of the Proposed Development Conditions contained in Appendix 1 of the staff report.

RECOMMENDATION

Staff recommends approval of SP 2014-MV-069, subject to the Proposed Development Conditions dated September 24, 2014.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

APPENDICES

1. Proposed Development Conditions
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. Building Permit history
5. Virginia State License information
6. Zoning Inspection Report
7. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2014-MV-069****September 24, 2014**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-MV-069 located at Tax Map 101-3 ((20)) (9) 2 for a home child care facility pursuant to Section 8-305 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This approval is granted to the applicant, Fauzia Zubair d/b/a FZ Day Care only and is not transferable without further action of the Board, and is for the location indicated on the application, 8632 Gateshead Road, and is not transferable to other land.
2. This special permit is granted only for the home child care facility indicated on the special permit titled "Property Report, Lot 2, Section 2, Block 9, Mt. Vernon Manor," prepared by John F. Veatch, Land Surveyor, dated March 23, 2005, as revised by Fauzia Zubair through May 8, 2014, and approved with this application, as qualified by these development conditions.
3. A copy of this special permit **SHALL BE POSTED in a conspicuous place on the property of the use** and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. The maximum hours of operation of the home child care facility shall be limited to 7:00 a.m. to 6:00 p.m., Sunday through Saturday.
5. The maximum number of children on site at any one time shall be 12, excluding the applicant's own children.
6. The number of non-resident assistants on site at any one time shall be limited to two.
7. All pick-up and drop-off of children shall take place in the driveway.
8. The dwelling that contains the child care facility shall be the primary residence of the applicant.
9. There shall be no signage associated with the home child care facility.
10. No napping shall occur in the room identified as "Room 1" on the floor plan in Attachment 1.

11. The shed shall remain locked during all hours of operation of the home child care facility.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, 6 months after the date of approval unless the use has been established as outlined above. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Mohammad Z. Qadri
 Fairzia Zubair
 8632 Gateshead Road
 Alexandria, VA 22309

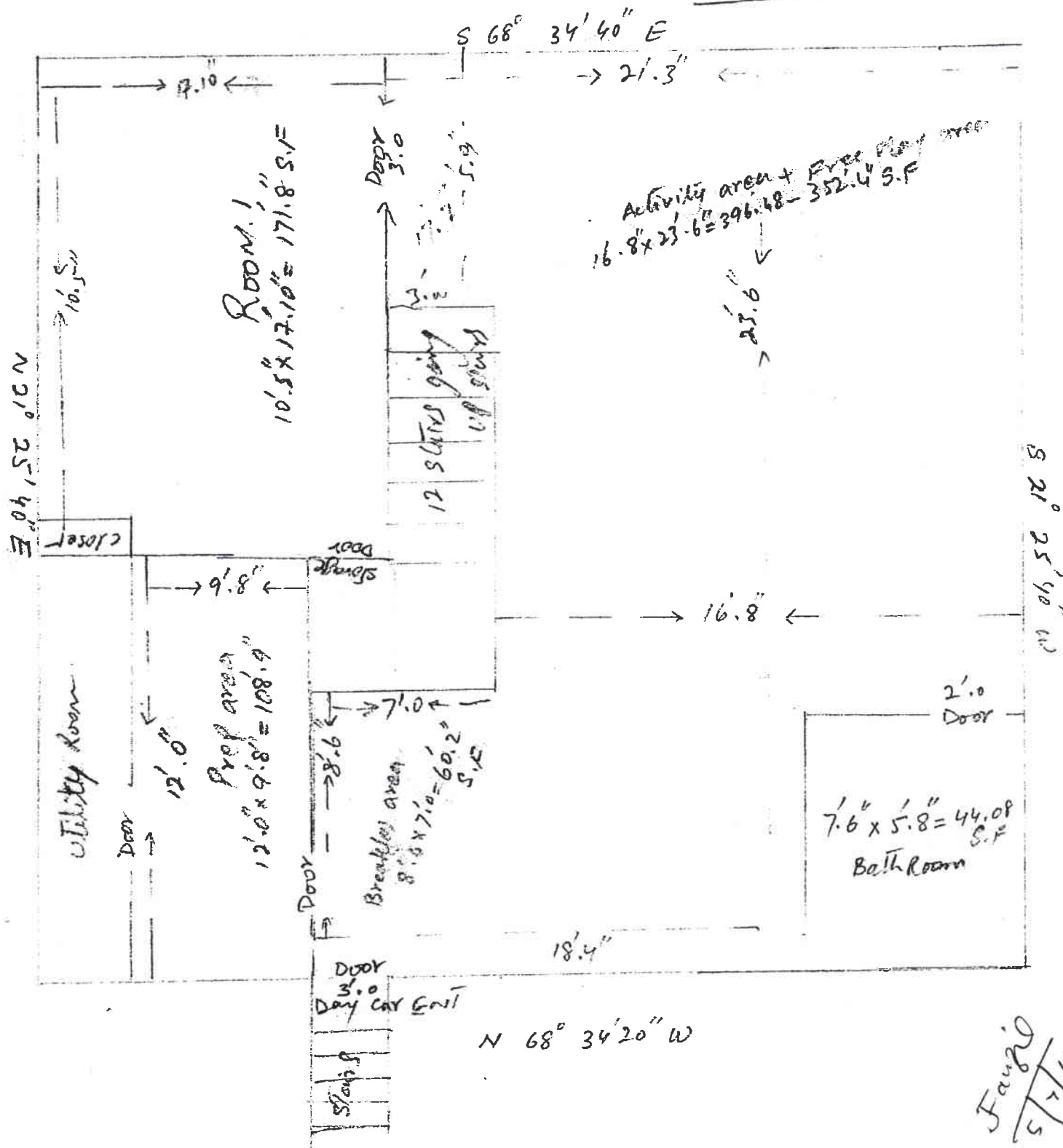
F.2. Day Care

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F.2 Day Care

Day Care in side



Fairzia
 5/7/14

Application No.(s):

SP 2014-MV-069

(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE:

5/7/11

(enter date affidavit is notarized)

I, Fauzia Zubair, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one)

☒

applicant

☐

applicant's authorized agent listed in Par. 1(a) below

124671

and that, to the best of my knowledge and belief, the following is true:

- 1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(**NOTE:** All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME

(enter first name, middle initial, and last name)

ADDRESS

(enter number, street, city, state, and zip code)

RELATIONSHIP(S)(enter applicable relationships listed in **BOLD** above)

Fauzia Zubair

8632 Gateshead Rd

Alexandria V.A 22309

(owners)

Mohammad Zubair Qadri

(Husband)

8632 Gateshead Rd

Alexandria V.A

22309

(owners)

(check if applicable)

☐

There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

CMB

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page Two

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 5/7/14
(enter date affidavit is notarized)

124671

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

None

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 5/7/14
(enter date affidavit is notarized)

124671

1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, and zip code)

(check if applicable) ☐ The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

None

(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 5/7/14
(enter date affidavit is notarized)

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1(d). One of the following boxes **must** be checked:

☐ In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

☒ Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

None

(check if applicable) ☐ There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.

Application No.(s): _____
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Page Five

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 5/7/14
(enter date affidavit is notarized)

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3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) ☐ There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

☒ Applicant

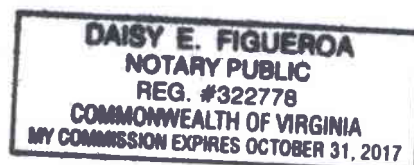
☐ Applicant's Authorized Agent

Fauzia Zubair Day care Provider
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 7th day of May, 2014, in the State of Comm.
of Virginia County/City of Fairfax.

My commission expires: 10/31/17

Notary Public



CAB

DAISY E. FIGUEROA
NOTARY PUBLIC
REG. #352178
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES OCTOBER 31, 2017

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

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Special Permit/Variance Attachment to Par. 1(a)

DATE: 5/7/11
(enter date affidavit is notarized)

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(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

NAME

(enter first name, middle initial, and last name)

ADDRESS

(enter number, street, city, state, and zip code)

RELATIONSHIP(S)

(enter applicable relationships listed in **BOLD** above)

None

(check if applicable)

☐ There are more relationships to be listed and Par. 1(a) is continued further on a "Special Permit/Variance Attachment to Par. 1(a)" form.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

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Special Permit/Variance Attachment to Par. 1(b)

DATE: 5/2/14
(enter date affidavit is notarized)

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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

None

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): _____
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Special Permit/Variance Attachment to Par. 1(c)

DATE: 5/7/14
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PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, zip code)

(check if applicable) ☐ The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

none

(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued further on a
"Special Permit/Variance Attachment to Par. 1(c)" form.

Application No.(s): _____

(county-assigned application number(s), to be entered by County Staff)

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Special Permit/Variance Attachment to Par. 2

DATE: 5/7/14
(enter date affidavit is notarized)

124671

(check if applicable)

☐ There are more financial interests in the subject land to be listed and Par. 2 is continued further on a "Special Permit/Variance Attachment to Par. 2" form.

Special Permit/Variance Attachment to Par. 3

DATE: 5/7/14
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number (s))

RECEIVED
Department of Planning & Zoning
MAR 06 2014
Zoning Evaluation Division

(check if applicable)

☐ There are more disclosures to be listed for Par. 3, and Par. 3 is continued further on a "Special Permit/Variance Attachment to Par. 3" form.

STATEMENT OF JUSTIFICATION
FOR A HOME CHILD CARE FACILITY

Name: Fauzia Zubair
 Address: 8632 Gateshead Rd
Alexandria V.A 22309
 Phone #: 703-619-0549
 E-mail: zubair.fauzia at Yahoo.com

RECEIVED
Department of Planning & Zoning

MAR 06 2014
Zoning Evaluation Division

Date _____

Fairfax County Department of Planning & Zoning
 Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035

Re: Special Permit Application

Applicant: Fauzia Zubair
 Zoning Ordinance Section 8-305 for Home Child Care Facility
 Section 8-004 of General Standards

Tax Map #: 1013 20090002
 Zoning District: R-2C (R-2W/cluster Dev)
 Lot Size: 15,300

To whom it may concern,

Please accept the following as my statement of justification for a special permit for a home child care facility in my home. I own and live in a attached / detached (circle one) dwelling at 8632 Gateshead Rd Alexandria V.A 22309 (your address). The property is zoned R-2C and I understand I need to seek approval of a special permit in order to operate a child care facility within my home. I am currently licensed by the State of Virginia to have 12 children in my child care facility in my home. Below is information about my child care facility's operations:

Hours. The child care is open from 7.00 to 6.00 PM

Number of Children. I care for up to 12 children at any one time. This number does not include my own 3 child/children.

Employees. I have _____ assistant(s) who work part-time and 2 assistant(s) who work full-time.

Arrival Schedule. 12 of the children arrive between 7.00 AM and 9.45 AM.

Departure Schedule. _____ of the children are picked up at 2:45 PM. 6:00 PM

Area Served. _____
(what neighborhood/general area do the children live in?)

Operations. As I stated, my house is a single-family attached (detached) (circle one) dwelling. It has (explain the general layout of the house):

The house has _____ square feet. The following rooms are where I conduct the day care:

These rooms are _____ square feet total.

Hazardous or Toxic Substances. The house and yard are free from hazardous or toxic substances. No hazardous materials will be generated, utilized, stored, treated, and/or disposed of onsite.

Zoning Ordinance Compliance. The proposed development conforms to the provisions of all applicable ordinances, regulations and adopted standards or, if any waiver, exception or variance is sought, such request has been specifically noted with the justification for such modification.

Outdoor Play Area. I use my Back yard for outdoor play for the children. The area is approximately _____ square feet. The outdoor play area consists of: _____

Parking. I use my _____ to park my family car(s). My parents park _____

For these reasons, I believe that my proposed home day care facility will not impact my neighbors in any negative way.

In conclusion, I am proposing _____

Sincerely,

Owner of _____

Employees: I have ____ assistant(s) who work part-time and 2 assistant(s) who work full-time. My employees use public transportation, the do not use their own vehicles.

Arrival Schedule: attached on another sheet.

Departure Schedule: attached on another sheet.

Area Served: Mount Vernon and Fort Belvoir area.

Operations: As I stated, my house is a single-family attached/detached (circle one) dwelling. It has (explain the general layout of the house): Second floor- the main floor contains of a kitchen, family room, living room, dining room, and a half bathroom. Third floor- contains of 2 full bathrooms, 4 bedrooms, and 1 rec room. First floor- the basement is where my child home daycare is contained.

The house has 1092 square feet. The following rooms are where I conduct the day care: basement contains the prep area, free play area, one single room attached, 1 bathroom, and a breakfast area. These rooms are 711.00 square feet total.

Hazardous or Toxic Substances: Same information as on the main sheet.

Zoning Ordinance Compliance: Same information as on the main sheet.

Outdoor Play Area: I use my back yard for outdoor play for the children. The area is approximately 8100 square feet. The outdoor play area consists of: swing set, slides, a sandbox, 2 pretend play houses, 3 toddler play sets, 1 water play box, a basketball hoop set, a table and chair set, a plastic bench, and outdoor toys, etc.

Parking: I use my garage and driveway to park my family car(s). My parents park in the driveway as well as on the side of the street. My street parking can take a minimum of 6 cars at a time and my driveway can park 3 cars at a time.

For these reasons, I believe that my proposed home day care facility will not impact my neighbors in any negative way.

In conclusion, I am proposing my name is Fauzia Zubair. My address is 8632 Gateshead rd, Alexandria, Virginia 22309. I have three kids of my own. I have a daughter that is pursuing to be a doctor, my son is in high school, he takes honors courses and wants to major in automotive engineering, and lastly my daughter is in elementary school and she wants to be a surgeon in the future. My passion is to take care of children and enlighten their lives with happiness and joy at all times. I feel that children are a blessing and should always be kept safe and happy. I have been a daycare provider for 14 years now and intend to do it for many more. I have owned my own daycare for all these years and I am successful at doing my job. I have very good references as well, I would love to continue doing what I love to do with all the 12 kids I have now in my daycare.

Sincerely,

Arrival Schedule and Departure Schedule

Arrival Schedule

Child	7:00 - 7:45 AM	7:45 - 8:00 AM	8:00 - 8:30 AM	9:00 - 9:15 AM
1	X			
2	X			
3	X			
4		X		
5		X		
6		X		
7		X		
8			X	
9			X	
10				X
11				X
12				X

7:45 - 8:00 AM → Child 4 and 5 have the same parent as well as child 6 and 7; only 2 cars present.

Departure Schedule

Child	2:45 - 4:15 PM	4:15 - 4:30 PM	4:30 - 5:00 PM	5:00 - 5:30 PM	5:30 - 6:00
1	X				
2		X			
3		X			
4			X		
5			X		
6			X		
7				X	
8				X	
9				X	
10				X	
11					X
12					X

5:00 - 5:30 PM → Child 7 and 8 have same parent as well as child 9 and 10; only 2 cars present at this time.



Land Development Information History: ISIS - Building Permit - 83174B0440

Permit Information

Permit Id:	83174B0440	Application Date:	1983-06-23 Time: 11:18:04
Job Address:	008632 GATESHEAD RD	Tax Map:	101-3 ((20)) (09) 0002
Subdivision:	MT VERNON MANOR	Permit Status:	Initial/Approved (IA)
Trade Name:	NA	Subobj:	181 R/C: R
Applicant Name:	JOSEPH JENNINGS	Bldg:	NA Floor: NA Suite: NA
Work Description:	EXTEND EXISTING CARPORT AND STORAGE SHED		
Type Work:	Exterior Addition (A02)		
Building Use:	Single-Family, Detached Or Semi-Detached (010)		
Standard:	0181		
Plan Number:	Use Group: R3 Bldg Permit: NA		
Permit Hold Date:	By: QNO: R-83-02090 POF:		
Hold Release Date:	By: Proffer: Pre-Const Meeting: Date:		
Comments:			

Permit Status Summary

Permit Status:	Initial/Approved (IA)	Building Plan Review:	1983-06-23 RSLT: APP BY: WHM
Applied Date:	1983-06-23	Real Estate:	1983-06-23 RSLT: APP BY: MAV
Issued Date:	1983-06-23	Business Licensing:	1983-06-23 RSLT: APP BY: MAV
Paid Date:	1983-06-23	Zoning:	1983-06-23 RSLT: APP BY: PS
Inspection Date:	1983-08-11	Grading / Drainage:	1983-06-23 RSLT: APP BY: GPL
Expiry Date:	1983-12-23	Licensing:	1983-06-23 RSLT: APP BY: MAV

Owner Information

Leasee:		Corp:	
Owner:	BARNES WILMAN D	Job Magisterial Dist:	Mount Vernon
Address:	08632 GATESHEAD RD	Planning Dist:	Mount Vernon
City:	ALEXANDRIA State: VA		

Zip: 22309

Subcensus 160.02
Tract:

Phone:

Contractor Information

Name: OLD DOMINION BLDG ASSOC
Address: 08360 WAGON WHEEL RD
City: ALEXANDRIA **State:** VA
Zip: 22309

Master:
BPOL Licnese: 22492
State License: 1482
Trade Reg.: 2175

Phone:

Building Permit**Building Plan Review**

Estimated Cost: 8122
Use Group: (01) R3
Type Const: (01) Other (4B)

Sewer Water Code: 1
Sewer Shed: K

Model Group:

Plan Received: 1983-06-23
Review Started: 1983-06-23
Review Completed: 1983-06-23

Review Time: 00:00:00
Results: APP
Engineer: WHM

Comments:**Totals Fee Area**

Type of Construction	Fee	Fee Rate
Other (4B)	884	0.018

Total	884
Filing Fee	18.50
Total Fee	18.50
Amount paid	18.50

Real Estate Review

Building
Units: 0
Kitchens: 0
Baths: 0
Half Baths: 0
Bedrooms: 0
Rooms: 0
Stories:
Building Height: 0

Basement:
Ext Walls:
Int Walls:
Roofing:
Flooring:
Base Fin:
Fuel/Heat:
Fuel System:

Building Area: 0
Fireplace: 0

Owner of Record: BARNES WILMAN D

Review Data

Date To: 1983-06-23

Date From: 1983-06-23

Results: APP

Reviewer: MAV

Comments:

Business Licensing Review

Review Data

Date To: 1983-06-23

Date From: 1983-06-23

Results: APP

Reviewer: MAV

Comments:

Zoning Review

Review Data

Date To: 1983-06-23

Date From: 1983-06-23

Results: APP

Reviewer: PS

Comments:

Grading / Drainage Review

Review Data

Date To: 1983-06-23

Date From: 1983-06-23

Results: APP

Reviewer: GPL

Comments:

Licensing Review

Review Data

Date To: 1983-06-23

Date From: 1983-06-23

Results: APP

Reviewer: MAV

Comments:

Inspections

There were no inspections.

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Phone: [County Main Number - 703-FAIRFAX \(703-324-7329\)](#), TTY 711 | [County Phone Listing](#)

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Land Development Information History: ISIS - Building Permit - 89284B1460

Permit Information

Permit Id:	89284B1460	Application Date:	1989-10-11	Time:	14:39:05
Job Address:	008632 GATESHEAD RD	Tax Map:	101-3 ((20))	(09)	0002
Subdivision:	MT VERNON MANOR	Permit Status:	Initial/Approved (IA)		
Trade Name:	NA	Subobj:	181	R/C:	R
Applicant Name:	KIM	Bldg:	NA	Floor:	NA Suite: NA

Work Description:	SFD-BUILD SCREEN PORCH
Type Work:	Exterior Addition (A02)
Building Use:	Single-Family, Detached Or Semi-Detached (010)
Standard:	0286
Plan Number:	Use Group: R4 Bldg Permit: NA
Permit Hold Date:	By: QNO: R-89-99999 POF:
Hold Release Date:	By: Proffer: Pre-Const Meeting: Date:

Comments:

Permit Status Summary

Permit Status:	Initial/Approved (IA)	Building Plan Review:	1989-10-11	RSLT:	APP	BY:	CWH
Applied Date:	1989-10-11	Real Estate:	1989-10-11	RSLT:	APP	BY:	ECR
Issued Date:	1989-10-11	Business Licensing:	1989-10-11	RSLT:	APP	BY:	RW
Paid Date:	1989-10-11	Zoning:	1989-10-11	RSLT:	APP	BY:	MVC
Inspection Date:	1989-12-28	Grading / Drainage:	1989-10-11	RSLT:	APP	BY:	ESD
Expiry Date:	1990-04-11	Licensing:	1989-10-11	RSLT:	APP	BY:	RW
		Final Inspection:	1989-12-28	RSLT:	A	BY:	XCG

Owner Information

Leasee:		Corp:	
Owner:	BARNES WILMAN D	Job Magisterial Dist:	Mount Vernon

Address: 08632 GATESHEAD RD
City: ALEXANDRIA **State:** VA
Zip: 22309

Planning Dist: Mount Vernon
Subcensus Tract: 160.02

Phone:

Contractor Information

Name: FAIRFAX BLDG & REMODELING
Address: 04270 L HENNINGER CT
City: CHANTILLY **State:** VA **Zip:** 22021

Master:
BPOL Licnese: 180607
State License: 25499
Trade Reg.: 0

Phone:

Building Permit

Building Plan Review

Estimated Cost: 10302
Use Group: (01) R4
Type Const: (01) Combustible/Unprotected (5B)

Sewer Water Code: 1
Sewer Shed: L

Model Group:

Plan Received: 1989-10-11
Review Started: 1989-10-11
Review Completed: 1989-10-11

Review Time: 00:00:00
Results: APP
Engineer: CWH

Comments:

Totals Fee Area

Type of Construction	Fee	Fee Rate
Combustible/Unprotected (5B)	512	0.052

Total	512
Filing Fee	54.00
Total Fee	54.00
Amount paid	54.00

Real Estate Review

Building Units: 0
Kitchens: 0
Baths: 0
Half Baths: 0
Bedrooms: 0
Rooms: 0

Basement:
Ext Walls:
Int Walls:
Roofing:
Flooring:
Base Fin:

Stories:	Fuel/Heat:
Building Height: 0	Fuel System:
Building Area: 0	Fireplace: 0

Owner of Record: BARNES WILMAN D

Review Data

Date To: 1989-10-11

Date From: 1989-10-11

Results: APP

Reviewer: ECR

Comments:

Business Licensing Review

Review Data

Date To: 1989-10-11

Date From: 1989-10-11

Results: APP

Reviewer: RW

Comments:

Zoning Review

Review Data

Date To: 1989-10-11

Date From: 1989-10-11

Results: APP

Reviewer: MVC

Comments:

Grading / Drainage Review

Review Data

Date To: 1989-10-11

Date From: 1989-10-11

Results: APP

Reviewer: ESD

Comments:

Licensing Review

Review Data

Date To: 1989-10-11

Date From: 1989-10-11

Results: APP

Reviewer: RW

Comments:

Inspections

Inspection - FTGH - 999998

Req Taken: 1989-10-27 Phone:

Time: 11:06:52 Floor: NA

Sched For: 1989-10-30 Suite/Area: NA

Assigned To: CFH Comments:

Branch: Req Taken By: MB

Requested By: CLIFF Ovr:

Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FTGH		1989-10-31	MWM	C	R	N					00:00:00	00:00:00	00:00:00	1

Inspection - FTGH - 999997

Req Taken: 1989-11-01 Phone:

Time: 13:43:24 Floor: NA

Sched For: 1989-11-02 Suite/Area: NA

Assigned To: CFH Comments:

Branch: Req Taken By: UK

Requested By: CLIFF Ovr:

Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FTGH		1989-11-02	CFH	C	A	N					00:00:00	00:00:00	00:00:00	1

Inspection - FINB - 999996

Req Taken: 1989-12-27 Phone:

Time: 13:10:27 Floor: NA

Sched For: 1989-12-28 Suite/Area:

Assigned To: CFH Comments:

Branch: Req Taken By: LH

Requested By: CLIFF Ovr:

Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FINB		1989-12-28	XCG	C	A	N					00:00:00	00:00:00	00:00:00	1

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HOUSE LOCATION SURVEY
 LOT 2 BLOCK 9
 SECTION TWO
MT. VERNON MANOR
 Mt. Vernon District
 FAIRFAX COUNTY, VIRGINIA

31 32 33

N 68° 34' 20" W ~ 90.00'

2
 15,300 \$

APPROVED
 DIVISION OF
 INSPECTION SERVICES

BY *ba*

Date 10-11-89

170.00'

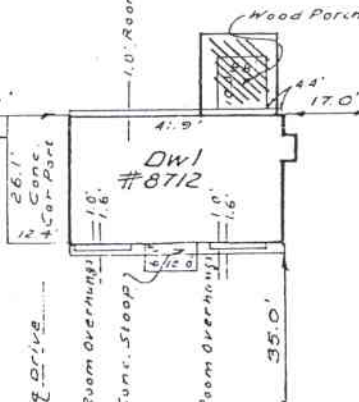
170.00'

S 21° 25' 40" W

E 21° 25' 40" E

S 68° 34' 20" E ~ 90.00'

GATESHEAD ROAD
 (50' Wide)



115.00' To P.I.
 Falkstone Lane

CERTIFIED CORRECT: <i>Herman L. Courson</i> CERTIFIED LAND SURVEYOR	SPRINGFIELD SURVEYS SPRINGFIELD, VIRGINIA	SCALE 1" = 30'	DATE 9 APR 86
		DRAWN BY: <i>G.B. HO</i>	CK'D. BY: <i>EDU</i>
		JOB NO. VOF 370	FIELD BK 318, P 33

BARNES

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 Department of Planning & Zoning
 MAR 06 2014
 Zoning Evaluation Division

Virginia.gov

Agencies | Governor

VIRGINIA DEPARTMENT OF
SOCIAL SERVICES**Fauzia Zubair**


8632 Gateshead Road

ALEXANDRIA, VA 22309

(703) 619-0549 Facility Type: Family Day HomeLicense Type: Two YearExpiration Date: Oct. 8, 2014Business Hours: 07:00 - 20:00
Sunday - Saturday

Capacity: 12

Ages: 1 month - 7 years 11 months

Inspector: Ann Dramstad
(703) 277-3591 



MEMORANDUM

DATE: July 23, 2014

TO: Erin Haley, Staff Coordinator
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning

FROM: Chuck Cohenour
Senior Zoning Inspector
Zoning Inspections Branch

SUBJECT: Home Child Care Application

APPLICANT: 8632 Gates Head Road, Alexandria, Virginia
Tax Map Ref #: 101-3 ((20)) (9) 2
Zoning District: R-2C
Mail Log Assignment: 2014-LE-0306

*KEY: A "✓" mark in a box indicates that the item was deficient.
An unmarked box indicates that no violation was found.*

- ☐ Rooms used for sleeping must provide two means of exit, one which leads directly to the outside, as required by the Virginia Uniform Statewide Building Code. (32-12-30.)
- ☐ An operable smoke alarm shall be provided outside of each sleeping area, with at least one such device on each floor.
- ☐ All exit stairs, interior or exterior, shall be in good repair and shall be provided with handrails and guard rails as required by the Virginia Uniform Statewide Building Code.
- ☐ All egress pathway and exit doors shall be unlocked in the direction of egress and free from obstructions that would prevent their use, including debris, storage, and accumulations of snow and ice.
- ☐ Electrical hazards identified shall be abated in accordance with the Virginia Uniform Statewide Building Code.
- ☐ Extension cords, temporary wiring, and flexible cords shall not be substituted for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings, or floors, or under doors or floor coverings, or be subject to environmental or physical damage.

- ☐ A working space of not less than 30 inches in width, 36 inches in depth, and 78 inches in height shall be provided in front of the electrical service equipment. Where the electrical service equipment is wider than 30 inches, the working space shall not be less than the width of the equipment. No storage of any materials shall be located within the designated working space.
- ☐ Structures comply with the Zoning Ordinance.

cc: Street File

8-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-303 Standards for all Group 3 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 3 special permit uses shall satisfy the following standards:

1. Except as may be qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Group 3 use may be increased.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, except home child care facilities, shall be subject to the provisions of Article 17, Site Plans.

8-305

Additional Standards for Home Child Care Facilities

1. The number of children that may be cared for in a home child care facility may exceed the number of children permitted under Par. 6A of Sect. 10-103, but in no event shall the maximum number of children permitted at any one time exceed twelve (12), excluding the provider's own children. The BZA may also allow more than one nonresident person to be involved with the use. Except as described above, home child care facilities shall also be subject to the use limitations of Par. 6 of Sect. 10-103.
2. The BZA shall review access to the site and all existing and/or proposed parking, including but not limited to the availability of on-street parking and/or alternative drop off and pick up areas located in proximity to the use, to determine if such parking is sufficient. The BZA may require the provision of additional off-street parking spaces based on the maximum number of vehicles expected to be on site at any one time and such parking shall be in addition to the requirement for the dwelling unit.
3. The provisions of Article 13 shall not apply to home child care facilities, however, the BZA may require the provision of landscaping and screening based on the specifics of each application.
4. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by ten (10) copies of a plan drawn to scale. The plan, which may be prepared by the applicant, shall contain the following information:
 - A. The dimensions, boundary lines and area of the lot or parcel.
 - B. The location, dimensions and height of any building, structure or addition, whether existing or proposed.
 - C. The distance from all property lines to the existing or proposed building, structure or addition, shown to the nearest foot.
 - D. The dimensions and size of all outdoor recreation space and the location of such space in relation to all lot lines.
5. All such uses shall be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

Sect. 10-103 Use Limitations

6. The following use limitations shall apply to home child care facilities:

A. The maximum number of children permitted at any one time shall be as follows:

- (1) Seven (7) when such facility is located in a single family detached dwelling.
- (2) Five (5) when such facility is located in a single family attached, multiple family or mobile home dwelling.

The maximum number of children specified above shall not include the provider's own children.

B. A home child care facility shall be operated by the licensed or permitted home child care provider within the dwelling that is the primary residence of such provider, and except for emergency situations, such provider shall be on the premises while the home child care facility is in operation. Notwithstanding the above, a substitute care provider may operate a home child care facility in the absence of the provider for a maximum of 240 hours per calendar year.

C. There shall be no exterior evidence, including signs, that the property is used in any way other than as a dwelling, except that play equipment and other accessory uses and structures permitted by this Part shall be allowed.

D. In addition to the persons who use the dwelling as their primary residence, one (1) nonresident person, whether paid or not for their services, may be involved in the home child care use on the property, provided that there is only one (1) such person on the property at any one time and the hours of such attendance shall be limited to 7:00 AM to 6:00 PM, Monday through Friday.

E. Notwithstanding the provisions of Par. B above, a child care provider may care for the maximum number of children permitted in Par. A above in a dwelling other than the provider's own, as long as the dwelling is the primary residence of at least one of the children being cared for by the provider. Such child care provider shall comprise the one nonresident person allowed under Par. D above.

F. All such uses shall be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

G. An increase in the number of children permitted under Par. A above or the involvement of more than one nonresident person as permitted under Par. D above may be permitted in accordance with the provisions of Part 3 of Article 8.